



LINCOLN POLICE DEPARTMENT

575 South 10th Street Lincoln, NE 68508
402-441-7204 fax: 402-441-8492 lincoln.ne.gov

January 23, 2014

Mayor Beutler and City Council
City of Lincoln
City County Building
Lincoln, NE

Mayor Beutler and Members of the City Council:


An investigation has been made regarding the application of Hyatt Place Lincoln Haymarket, 600 Q Street requesting a class E liquor license.

David Wheaton has requested that he be approved as the manager of the liquor license.

Mr. Wheaton is a currently approved liquor license manager in the City of Lincoln.

The required training was completed on February 14th 2013.

If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.


JIM PESCHONG, Chief of Police



A nationally accredited law enforcement agency



RECOMMENDATION OF THE NEBRASKA LIQUOR CONTROL COMMISSION

Date delivered from NLCC office: December 16, 2013

JBM

I, _____ Clerk of _____
(City, Village or County)

Nebraska, hereby report to the Nebraska Liquor Control Commission in accordance with Revised Statutes of Nebraska, Chapter 53, Section 134 (7) the recommendation of said city, village or county, as the case may be relative to the application for a license under the provisions of the Nebraska Liquor Control Act as applied for by:

TDP Phase Two LLC DBA Hyatt Place Lincoln Haymarket

600 "Q" Street, Lincoln, NE 68508 (Lancaster County)

ENTERTAINMENT DISTRICT APPLICATION for Class E 105954

45 days – January 30, 2014

1. Notice of local hearing was published in a legal newspaper in or of general circulation in city, village or county, one time not less than 7 nor more than 14 days before time of hearing.

Check one: Yes _____ No _____

The Statutes require that such hearing shall be held not more than 45 days after the date of receipt of this notice from the Commission.

2. Local hearing was held not more that 45 days after receipt of notice from the Nebraska Liquor Control Commission.

Check one: Yes _____ No _____

3. Date of hearing of Governing Body: _____

4. Type or write the Motion as voted upon by the Governing Body. If additional Motions are made by the Governing Body, then use an additional page and follow same format.

5. Motion was made by: _____ Seconded by: _____

6. Roll Call Vote: _____

7. Check one: Motion Passed: _____ Motion Failed: _____

8. If the motion is for recommendation of denial of the applicant, then list the reasons of the governing body upon which the motion was made.

(Attached additional page(s) if necessary)

SIGN HERE _____ DATE _____
(Clerks Signature)

1. 1987

1987 1987 1987

1987 1987 1987

1987 1987 1987

1987 1987 1987

**APPLICATION FOR ENTERTAINMENT
DISTRICT LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH, 5TH FLOOR
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814 OR (402) 471-2374
Website: www.lcc.ne.gov

Office Use

105954


Application:

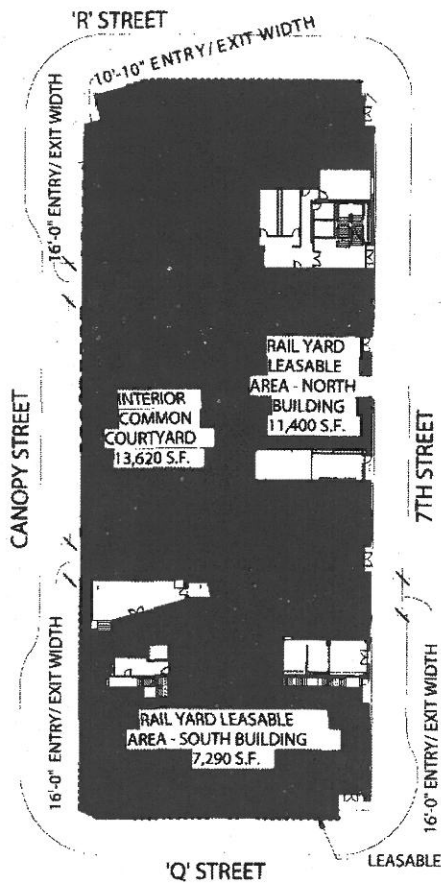
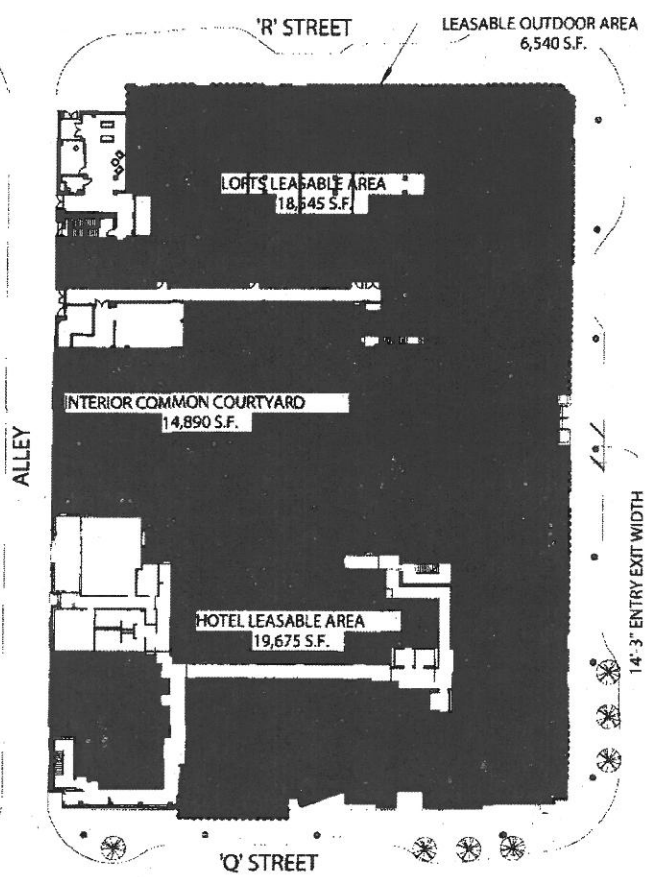
- Must include local governing body's designated area to be used as a common area for consumption
- Must include simple sketch showing existing licensed area and area to be used as commons area include feet (not square feet), direction north. No blue prints.
- Must include picture of logo used on containers serving alcohol (containers must prominently displays the licensee's trade name or logo or some other mark that is unique to the licensee)

CLASS OF LICENSE AND NUMBER (if any) C - Pending
NAME OF LICENSEE TDP Phase Two, LLC
TRADE NAME Hyatt Place Lincoln Haymarket
PREMISE ADDRESS 600 "Q" St.
CITY/STATE/ZIP CODE Lincoln, NE 68508

A copy of this application will be forwarded to the local governing body for their recommendation as per Neb Rev Stat §53-132. Upon receipt of recommendation issuance shall be held for a 10 day protest period, if no protests received license will be issued and mail to the clerk's office for pick up and payment of fees.

A license fee of \$300 plus any occupation tax shall be paid to the local governing body at time of issuance in addition to underlying liquor license costs.


Signature of licensee



LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

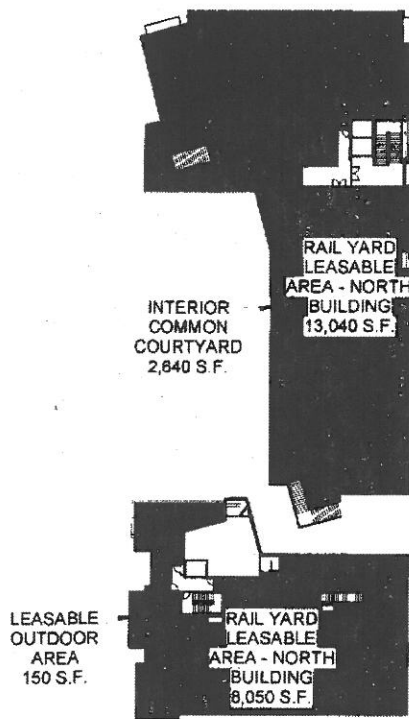
NOTE: ALL OTHER FENCE OPENINGS ARE AT 8'-0" U.N.O.

1 FIRST FLOOR
1" = 60'-0"

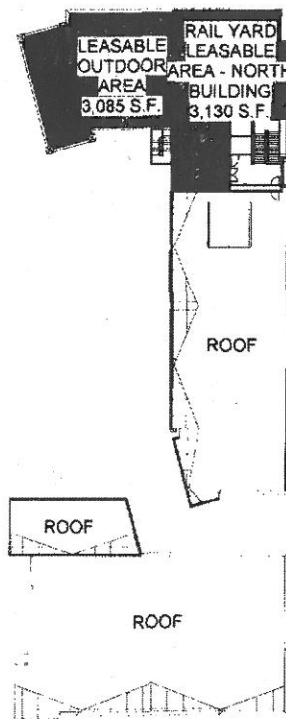
architects, pc
720 Q Street, Lot F
Lincoln, NE 68508
P 402.477.2464
F 402.477.2384
www.EncompassArch.com

THE RAILYARD
TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & 'R' STREET
LINCOLN, NE
Project No. 12-1500
Issue Date: 05/22/13

Amended Attachment "B" ENTERTAINMENT DISTRICT APPLICATION



① RAIL YARD SECOND FLOOR
1" = 60'-0"



② RAIL YARD THIRD FLOOR
1" = 60'-0"

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

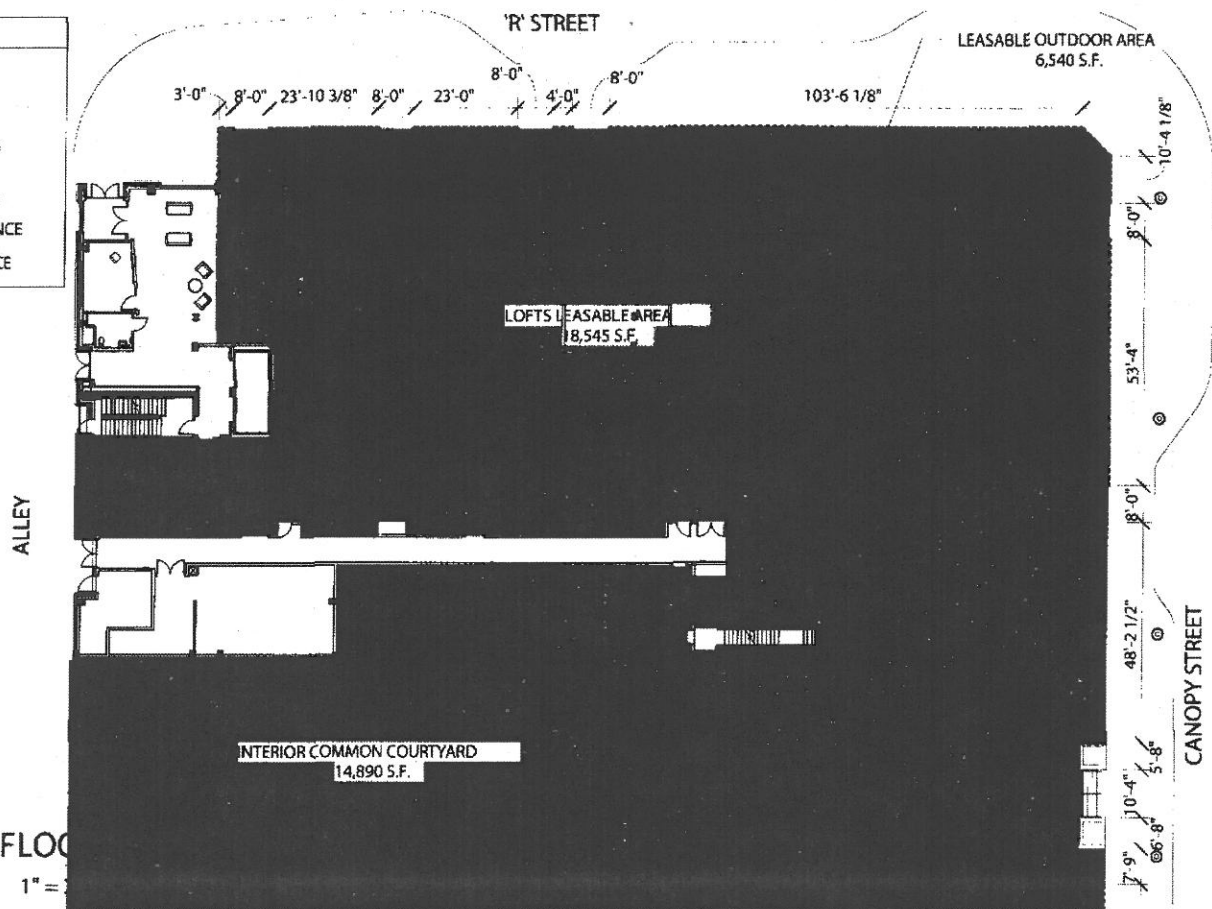


THE RAILYARD
TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & 'R' STREET
LINCOLN, NE
Project No. 12-1500
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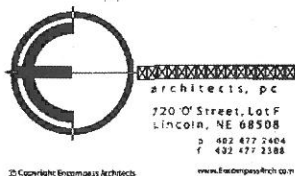
ENTERTAINMENT DISTRICT
APPLICATION



LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE



1
E006
FIRST FLOOR
SCALE: 1" =



THE RAILYARD
TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & 'R' STREET
LINCOLN, NE
Project No. 12-1500
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CANOPY ST. LOFTS

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

ALLEY

INTERIOR COMMON COURTYARD
14,890 S.F.

HOTEL LEASABLE AREA
19,675 S.F.

47'-0"

'Q' STREET

12'-6"
8'-0"

53'-5 3/8"

8'-2 5/8"
8'-0"

39'-1"

1
E007

FIRST FLOOR®

SCALE: 1" = 30'-0"



ENCOMPASS

architects, pc

720 'Q' Street, Lot F

Lincoln, NE 68508

P 402 477 2404

F 402 477 2389

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www.EncompassArch.com

THE RAILYARD

TRACTION DEVELOPMENT PARTNERS

CANOPY STREET & 'R' STREET

LINCOLN, NE

Project No. 12-1500






Issue Date: 05/23/13

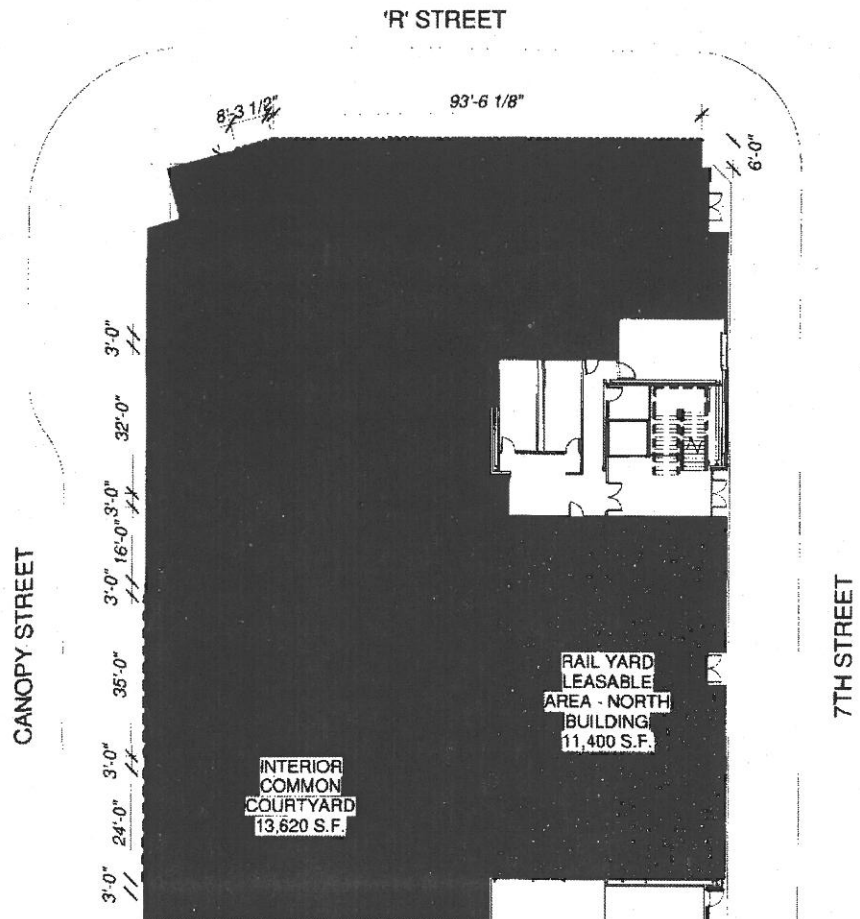
HOTEL

RECEIVED

MAY 14 2013

ADMINISTRATIVE
CITY OF LINCOLN

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE








1
E008 FIRST FLOOR
SCALE: 1" = 30'-0"

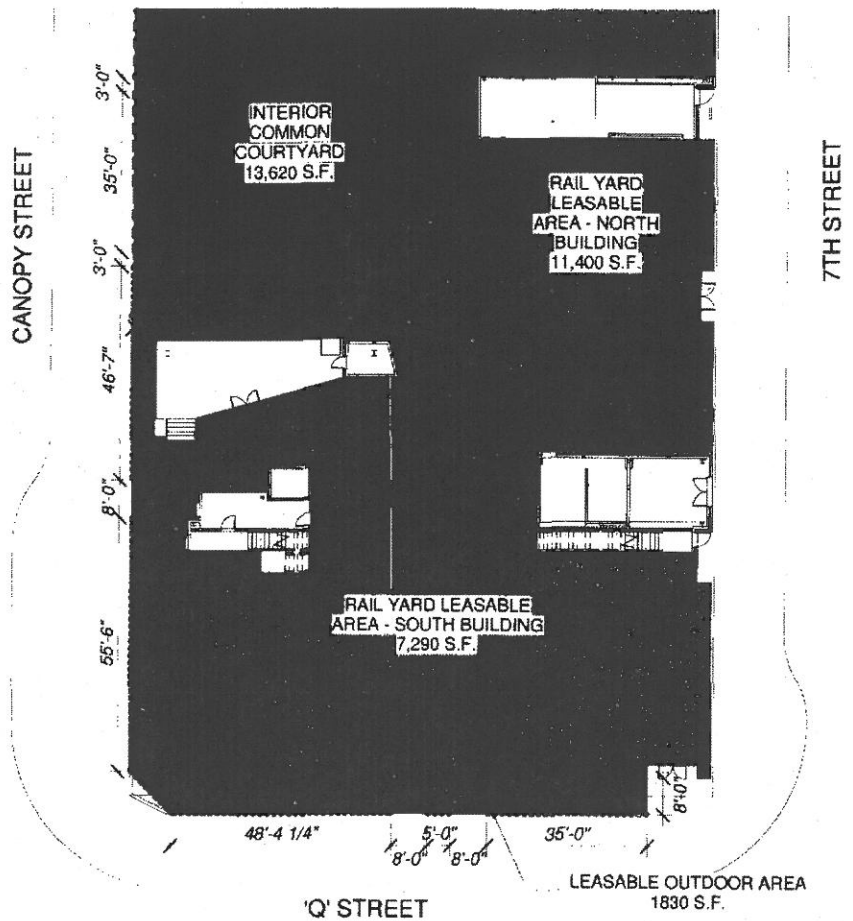


THE RAILYARD
TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & 'R' STREET
LINCOLN, NE
Project No. 12-1500
Issue Date: 05/23/13

RAIL YARD NORTH

RECEIVED
CITY OF LINCOLN
PLANNING DEPARTMENT
JUL 1 2013

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE



1
E009
FIRST FLOOR
SCALE: 1" = 30'-0"



THE RAILYARD
TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & 'R' STREET
LINCOLN, NE
Project No. 12-1500
Issue Date: 05/23/13

RAIL YARD SOUTH

RECEIVED

11/14

RECEIVED
CITY OF LINCOLN
PLANNING DEPARTMENT

AREA CALCULATIONS			
	LEASABLE BUILDING AREA	COMMON OUTDOOR AREA	LEASABLE OUTDOOR AREA
RAIL YARD			
NORTH BUILDING			
FIRST FLOOR	11,400 SF	13,620 SF	1,830 SF
SECOND FLOOR	13,040 SF	2,640 SF	--
THIRD FLOOR	3,130 SF	--	3,085 SF
SOUTH BUILDING			
FIRST FLOOR	7,280 SF	--	--
SECOND FLOOR	8,050 SF	--	150 SF
HOTEL			
FIRST FLOOR	19,675 SF	14,890 SF	6,540 SF
LOFTS			
FIRST FLOOR	18,545 SF	--	--
TOTAL	81,130 SF	31,150 SF	11,605 SF



THE RAILYARD
 TRACTION DEVELOPMENT PARTNERS
 CANOPY STREET & 'R' STREET
 LINCOLN, NE
 Project No. 12-1500
 Issue Date 05/22/13

ENTERTAINMENT DISTRICT
 APPLICATION

RECEIVED

MAY 19 2013

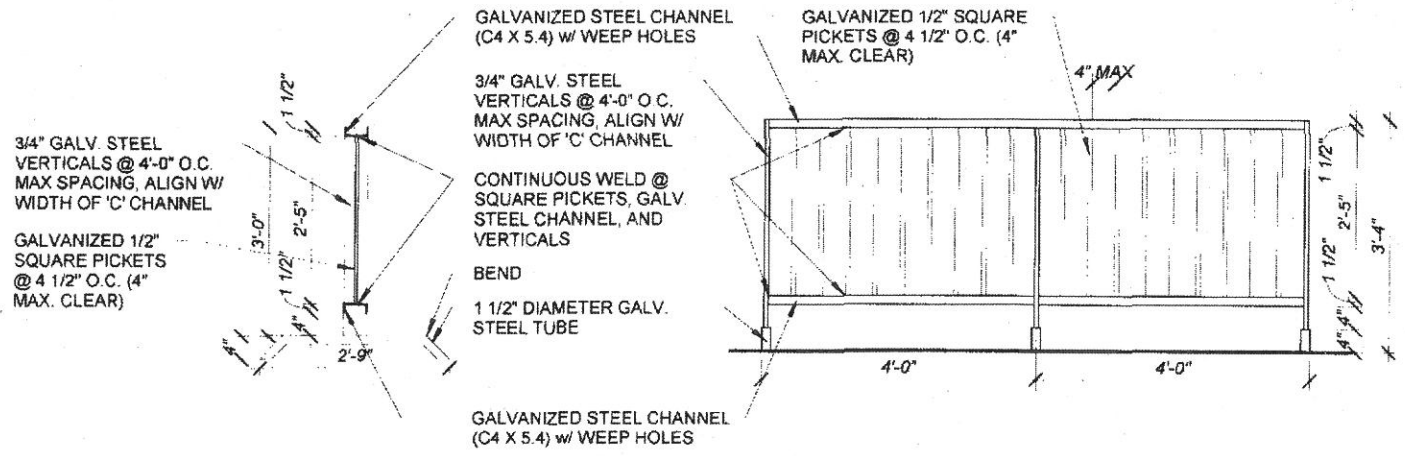
NEBRASKA DIVISION
 OF REVENUE & FINANCE

2-11-13

7/13

10/10/13

10/10/13



① MOVEABLE FENCE DETAILS
1/2" = 1'-0"



ENCOMPASS
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720 D' Street, Lot F
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THE RAILYARD
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LINCOLN, NE
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ENTERTAINMENT DISTRICT
APPLICATION

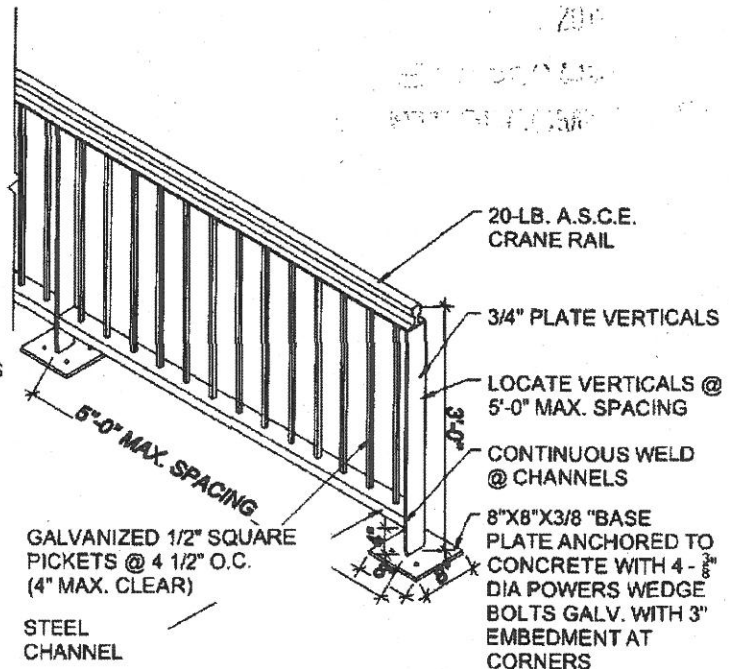
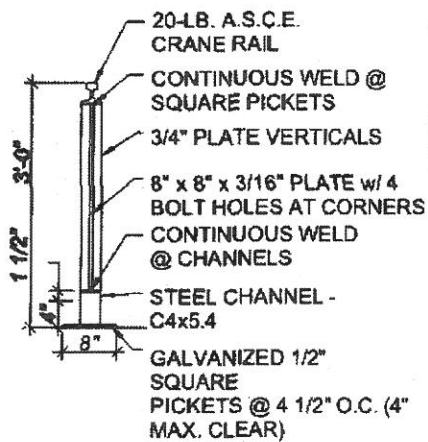
10/10/13

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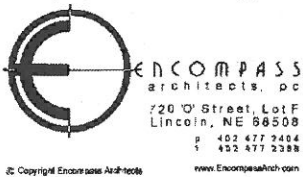
10/10/13

NOTE:
GALVANIZE ENTIRE
ASSEMBLY



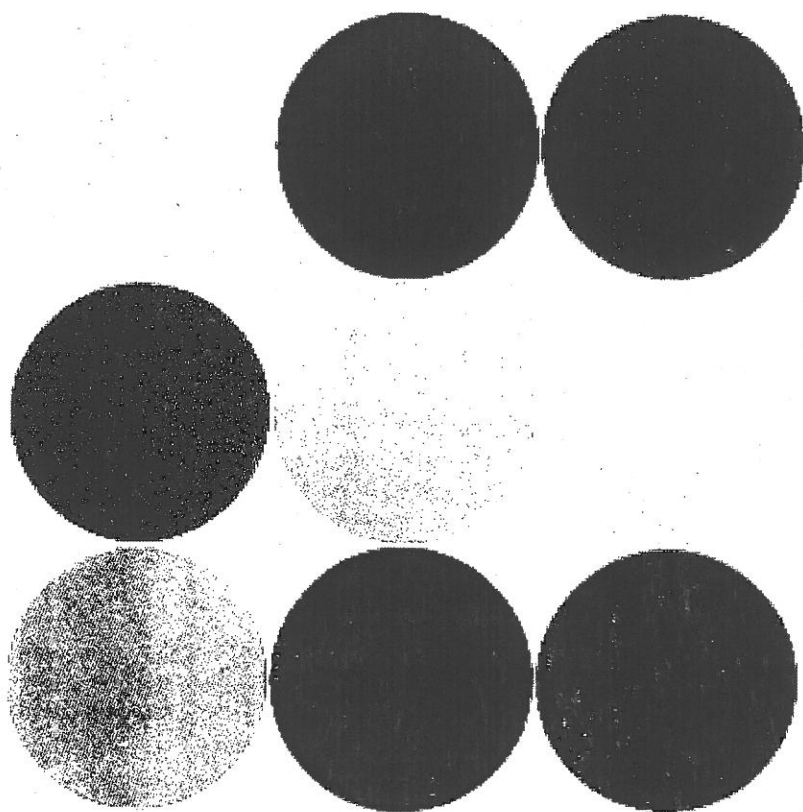
① PERMANENT FENCE DETAILS
NO SCALE

DRAWING COURTESY OF THE
CLARK ENERSEN PARTNERS



THE RAILYARD
TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & 'R' STREET
LINCOLN, NE
Project No. 12-1500
Issue Date: 05/22/13

ENTERTAINMENT DISTRICT
APPLICATION



Hyatt Place
1000
1000
1000
1000

HYATT PLACE®

TDP Phase Two, LLC
c/o WRK, LLC
440 N. 8th St., Suite 140
Lincoln, NE 68508

November 19, 2013

Nebraska Liquor Control Commission
Randy Seybert
Licensing Division
301 Centennial Mall South
PO Box 95046
Lincoln, NE 68509-5046

HAND DELIVERY

LM

RE: TDP Phase Two, LLC; Hyatt Place Lincoln Haymarket; Liquor License
Application; Supplemental Submission

Dear Mr. Seybert:

With our November 6, 2013, submission, we offer the following supplemental filing:

1. Application for Entertainment District License;
2. Documentation re Designated Area and Commons Area; and
3. Hyatt Place Logo(s) for Anticipated Alcohol Containers.

We have also enclosed a check of \$300 for the relating application fee.

Mr. Seybert, if you need any supplemental information in support of the comprehensive application, please do not hesitate to make such request. We will promptly supplement this filing so that you can continue to process the application. You can contact me at _____ via email at _____ or I offer you my cell phone number of _____. Thank you for your anticipated assistance.

Sincerely,



Michael B. Green
Chief Financial Officer

Enclosures